



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

November 6, 2019

TO: PLANNING COMMISSION
PLANS & POLICY COMMITTEE

RE: **STAFF SUMMARY REPORT**
DCP AND REZONE – D&C Holdings, LLC

STAFF: ELIZABETH JOHNSON, PLANNER III
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

PROJECT INFORMATION:

PROJECT NAME:	D&C Holdings, LLC
ADDRESS/LOCATION:	1800 S Monte Ne Road
CURRENT ZONING:	RSF-5 (Residential Single-Family, 5 units / acre)
PROPOSED ZONING / DENSITY:	N-R (Neighborhood Residential), 9.5 units / acre
GROSS SITE AREA:	5.34 acres
DWELLING UNITS:	50 units
BUILDING TYPE:	Small Home Community

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Dave Gallo
PROJECT OWNER/DEVELOPER:	Dave Gallo
PROPERTY OWNER:	Stephen Thomas, Michele Davis, David W. Thomas, & Cyndi Crayton
REQUEST:	Approval of Density Concept Plan and Rezone

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
GROWTH DESIGNATION CHARACTER:	Per CGM Page 1, Neighborhood is characterized by "Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development."
BASE DENSITY:	6 units/acre
MAX DENSITY:	12 units/acre
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

VICINITY MAP:



BACKGROUND:

1. Planned Use: Small Home Community
2. Zoning District Intent:
 - a) N-R: Per Sec. 14-702(a), the purpose of N-R zoning is "to encourage the continuation and revitalization low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable housing opportunities within the City, minimize traffic congestion by reducing commuting distances, and relieve some of the pressure from suburban sprawl by promoting new development in more established areas."

ENGINEERING REVIEW:

1. STREET NETWORK CAPACITY:

- a) General Findings (Proposed DCP): Staff finds that the proposed DCP did not provide trip generation data, information regarding traffic capacity generated from this development, or multi-modal transportation infrastructure to offset the potential increase in traffic. Engineering staff finds that the applicant's submittal is incomplete per Sec. 14-737(b)(2)(B) stating *"Submit a complete DCP application with any relevant supplemental materials including but not limited to site plans, elevation drawings, schematic drawings, written narratives, reports, or other materials requested by staff."*

2. RECOMMENDATIONS:

- a) Street Network:
- i) Staff recommends **APPROVAL** of the DCP with the following conditions:
- (1) The applicant should submit a statement to Engineering addressing multi-modal transportation infrastructure to offset potential increase in traffic, trip generation estimates, average daily traffic (ADT) and peak hour volume data of **Monte Ne Road**, roadway safety characteristics, pavement condition, impact of existing and proposed nearby development, traffic management characteristics such as internal circulation routes, access points, calming methods, and parking management techniques, and travel demand factors such as on-site amenities and mixed-use, proximity to essential goods and services, and the integration of non-vehicular infrastructure as defined in the Review Criteria in Sec. 14-737; and
 - (2) The applicant should revise and resubmit the provided Site Plan to include typical considerations that would be viable in the Large Scale Development phase (such as sidewalks, street trees, and lighting), and a proposed right-of-way from S G Street to the southwest of the lot deemed suitable by the City Engineer to convey traffic and pedestrian access to the south.



KRISTIFIER PAXTON, Development Compliance Manager
City of Rogers Engineering Division



LANCE JOBE, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

1. LAND USE COMPATIBILITY:

- a) Comprehensive Growth Map: While the proposed rezone is not consistent with the CGM (Tab 3), the applicant seeks to modify the proposed rezone area to show this area and the parcel immediately to the east to be the Neighborhood Growth Designation. If NC-27 is modified to exclude the subject property from the Neighborhood Center, then the subject request would align with the purpose, character, and goals of the Neighborhood Growth Designation, which allows for the N-R zoning district. Staff supports the request to modify NC-27 boundaries for the following reasons:
 - i) N-R zoning would provide an appropriate interface between the Neighborhood Center and the existing single-family residential to the north and west by gradually intensifying development away from lower density residential. The Neighborhood Growth Designation is necessary for attaining the N-R zoning district.
 - ii) By converting the proposed modification area to Neighborhood, ample opportunities remain for NC-27 to develop in accordance with the stated purpose and character of Neighborhood Centers.
- b) General Findings (Proposed Zoning District): Staff finds this to be an appropriate rezone request based on consistency with the CGM and zoning district intent, pending modification of NC-27 boundaries. The subject request is compatible with adjacent property and is consistent with the development goals of the surrounding area.
- c) General Findings (Proposed DCP): Staff finds that, pending modification of NC-27 boundaries, the proposed DCP would adequately ensure compatibility with the surrounding area and maintain consistency with the purpose, character, and goals of the Neighborhood Growth Designation. The applicant proposes using tiny style homes that are built with Hardie siding, stucco, tongue and groove siding, architectural shingles, and metal roofs. The buildings will be skirted with a form of masonry and will be no taller than 20'. The applicant did not provide any sightline elevation drawings. The applicant's letter, building images, and site plan address considerations such as building materials, building placement, and architectural style, and appear to respect the surrounding development context. The surrounding development context is undeveloped land, single-family residential, and a school. Onsite amenities include common open space and storm shelters located throughout the property. It appears that the applicant requests a building setback reduction along the south side of the property, though staff cannot determine the specifics of the request as it relates to the proposed public street.

2. REPORTS FROM OTHERS: Staff has received an inquiry from one neighbor to date.

3. RECOMMENDATIONS:

- a) Plans & Policy Committee: All requests should be considered with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - i) Recommend approval of modification to NC-27 boundaries as presented.
 - ii) Recommend DCP and rezone for Planning Commission approval subject to the following conditions:
 - (1) The applicant should provide evergreen screening and a bufferyard from the neighbor to the east.
 - (2) The applicant should clarify the requested building setback reduction.
- b) Planning Commission: All requests should be considered with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - i) Approve modification to NC-27 boundaries as presented.
 - ii) Accept DCP and recommend rezone for City Council approval subject to the following conditions:
 - (1) The applicant should provide evergreen screening and a bufferyard from the neighbor to the east.
 - (2) The applicant should clarify the requested building setback reduction.

EJ - EH

ELIZABETH JOHNSON, Planner III
City of Rogers Planning Division



ETHAN HUNTER, City Planner
City of Rogers Planning Division

TOTAL REQUESTED VARIANCES:

1. A building setback reduction along the south side of the property.

TOTAL STAFF RECOMMENDATIONS:

1. The applicant should submit a statement to Engineering addressing multi-modal transportation infrastructure to offset potential increase in traffic, trip generation estimates, average daily traffic (ADT) and peak hour volume data of **Monte Ne Road**, roadway safety characteristics, pavement condition, impact of existing and proposed nearby development, traffic management characteristics such as internal circulation routes, access points, calming methods, and parking management techniques, and travel demand factors such as on-site amenities and mixed-use, proximity to essential goods and services, and the integration of non-vehicular infrastructure as defined in the Review Criteria in Sec. 14-737; and
2. The applicant should revise and resubmit the provided Site Plan to include typical considerations that would be viable in the Large Scale Development phase (such as sidewalks, street trees, and lighting), and a proposed right-of-way from S G Street to the southwest of the lot deemed suitable by the City Engineer to convey traffic and pedestrian access to the south.
3. The applicant should provide evergreen screening and a bufferyard from the neighbor to the east.
4. The applicant should clarify the requested building setback reduction.

SUGGESTED MOTIONS:

1. Plans & Policy Committee:

a) FOR APPROVE:

- i) "Move to recommend modification to NC-27 boundaries as presented."
- ii) "Move to recommend DCP for Planning Commission acceptance as presented for the request by D&C Holdings, LLC to rezone at 5.34 acres at 1800 S Monte Ne Road from RSF-5 to N-R."

b) FOR APPROVE WITH CONDITIONS:

- i) "Move to recommend modification to NC-27 boundaries as presented."
- ii) "Move to recommend DCP for Planning Commission acceptance for the request by D&C Holdings, LLC to rezone at 5.34 acres at 1800 S Monte Ne Road from RSF-5 to N-R subject to [conditions, contingencies, or actions on requested waivers/variances/staff recommendations]."

c) FOR DENY: "Move to recommend denial of the request as presented."

d) FOR TABLE: "Move to recommend tabling request as presented [indefinite or date certain]."

2. Planning Commission:

a) FOR APPROVE:

- i) "Move to modify NC-27 boundaries as presented."
- ii) "Move to accept DCP as presented for the request by D&C Holdings, LLC to rezone at 5.34 acres at 1800 S Monte Ne Road from RSF-5 to N-R."

b) FOR APPROVE WITH CONDITIONS:

- i) "Move to modify NC-27 boundaries as presented."
- ii) "Move to accept DCP for the request by D&C Holdings, LLC to rezone at 5.34 acres at 1800 S Monte Ne Road from RSF-5 to N-R subject to [conditions, contingencies, or actions on requested waivers/variances]."

c) FOR DENY: "Move to deny of the request as presented."

d) FOR TABLE: "Move to table request as presented [indefinite or date certain]."

DIRECTOR'S COMMENTS:

1. Agree with recommendation.



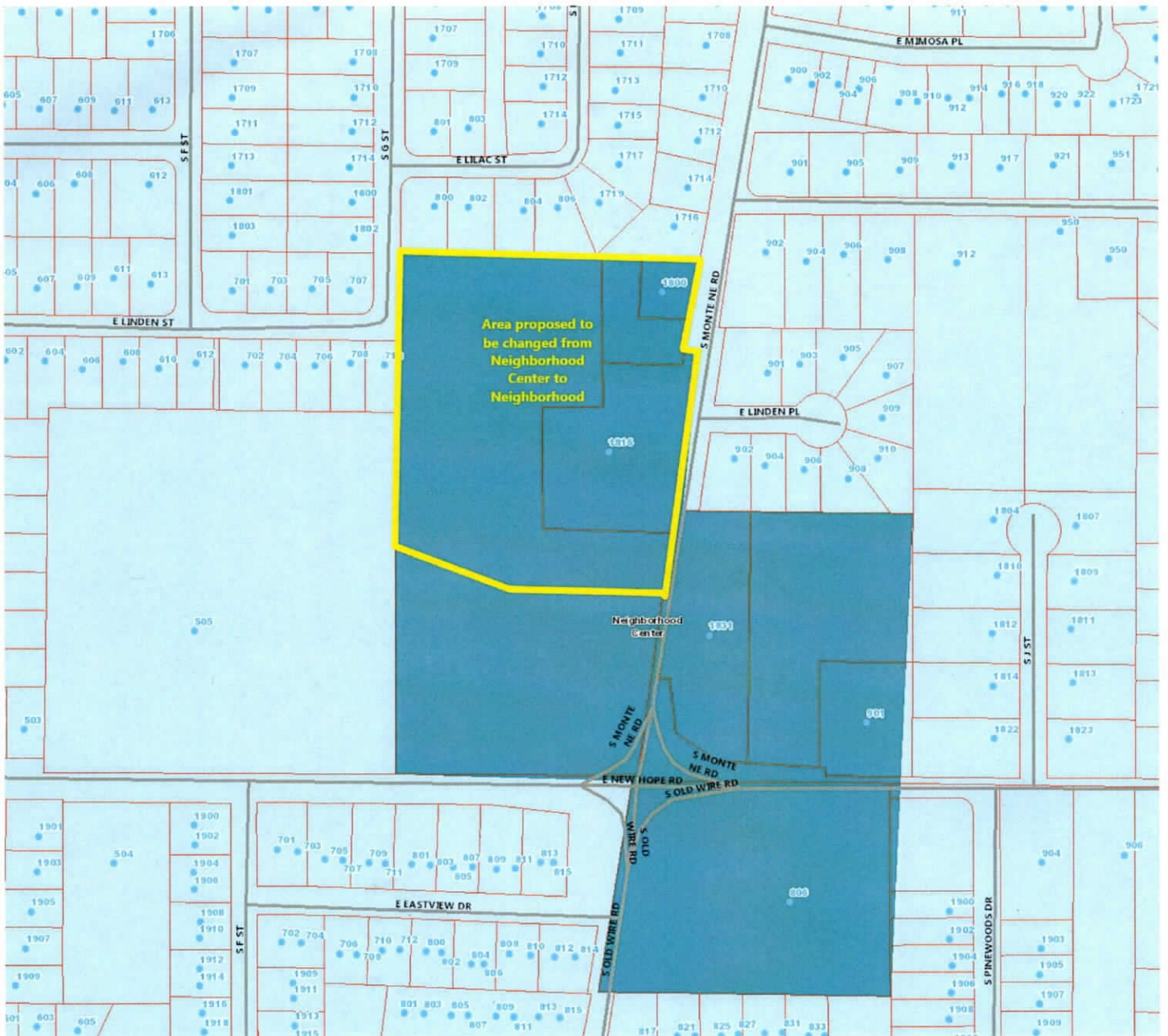
JOHN C. McCURDY, Director

City of Rogers Department of Community Development

TABS:

1. DCP / Rezone application with required supplements
2. Maps and/or photos

COMPREHENSIVE GROWTH MAP





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$200 @ #1161 (\$200)
Zoning: RSF-5 to N-R
Permit Number: A-45
CityView Application: PL201900735
Date: 10-31-19

REZONE APPLICATION

APPLICANT: D+C Holdings, LLC
ADDRESS: 2411 Maryland Dr. Rogers, AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: 1800 S. Monte Ne Rd. Rogers, AR
PHONE #: 412 445 1555 EMAIL: dcholdingsllc921@gmail.com
PROPERTY OWNER: Stephen Thomas, Michele Davis
David W. Thomas, Cyndi Crayton PHONE #: _____
PRESENT USE: Vacant ZONING: RSF-5
PROPOSED USE: Small Home Community ZONING: NR-9.4
WITH DCP.

Dore Gallo
Applicant Signature

10/31/19
Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 10-31-19 PUBLIC HEARING DATE: 11-19-19 CERTIFIED MAIL DATE: 11-4-19
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, D & C Holdings, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See Attached

LAYMAN'S DESCRIPTION: 1800 S. Monte Ne Rd Rogers, AR

PRESENT ZONING: RSF-5

ZONING REQUEST: NR-10

Respectfully Submitted,

By: Stephen Horns
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 30th day of October, 2019.

Kelly A Dollar
Notary Signature

Kelly A Dollar
Notary Name Printed

Commission Expires

KELLY A. DOLLAR
NOTARY PUBLIC - STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires 08/23/2027
Commission# 12702008

To: City of Rogers Planning

RE: Letter in regard to changing the designation of the area submitted in the rezone application

The purpose of this communication is a request for a change in the designation to the Comprehensive Growth Map to accompany the REZONE APPLICATION in regard to 1800 S. Monte Ne Road, Rogers, AR.

Upon conversations with the City Planning Department, the designation on the Comprehensive Growth Map will need to change from "Neighborhood Center" to "Neighborhood". This will need to take place prior to the rezone approval.

The section of land is at the edge of the "Neighborhood Center". The new designation and rezone will support the proposed "cluster housing" community and is consistent with the purpose and intent of a neighborhood residential district. Stated goals of the N-R district are to efficiently utilize existing infrastructure and provide affordable housing within the city.

Thank you.

 10/31/19

Dave Gallo (D&C Holdings, LLC)



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **November 5, 2019 at 5:00 p.m.** on the application by **D & C Holdings, LLC** to consider a rezone with a density concept plan from **RSF-5 (Residential Single Family, 5 units per acre)** zoning to the **N-R (Neighborhood Residential)** zoning district at **1800 S. Monte Ne Road** the property being more particularly described as follows:

LEGAL DESCRIPTION:

Tract 1, Lot 9A, Monte Ne Terrace, Unit one, Benton County, Arkansas, as shown on the replat of Lot 9, Monte Ne Terrace Unit One, as shown on Plat Book 2003, Page 897, and is more particularly described as: all of Lot 9, Monte Ne Terrace, Unit One, a subdivision to Rogers, Arkansas, per the plat of said subdivision on file in plat record "E" at page 84 in the office of Circuit Clerk and Ex-officio Recorder of Benton County, Arkansas, and part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section , 218, Township 19 North, Range 29 West, and being more particularly described as follows: Beginning at the SE corner of Lot 8 of the said Monte Ne Terrace, Unit One,; Thence along the right-of-way of a public road S 8°15'00" W 201.16 Feet; Thence leaving said right-of-way S 89°50'31" W 146.75 feet; Thence N 1°52'26" W 199.09 feet to the South line of said Lot 8; Thence along said South line N 89°50'31" E 182.13 feet to the Point of Beginning subject to the right-of-way of an undeveloped street shown on the said plat of Monte Ne Terrace, Unit One, and Described as Beginning S 8°15'00" W 86.20 feet from the SE corner of said Lot 8; said beginning point being the beginning of a 25' radius curve to the right, thence along said curve an arc distance of 42.94 feet; Thence S 89°50'31" W 137.57' feet; Thence S 01°52'26" E 50.02 feet; Thence N 89°50'31" E 128.68 feet to the beginning of a 25-foot radius curve to the right; Thence along said curve and ARC distance of 35.60 feet ; Thence N 08°15'00" E 100.54 feet to the Point of Beginning.

Tract 2: A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 19 North, Range 29 West, of Benton County, Arkansas, more particularly described as follows: Commence at the SE corner of Lot 8 of Monte Ne Terrace Unity One, thence S 6° 15'00" W 201.16 feet, Thence N 89° 50'15" E 42.13 feet, for the Point of Beginning; Thence S 8° 03'11" W 73.29 feet, Thence N 89° 58'00" W 176.26 feet Thence N 1° 52'26" W 71.97 feet, Thence N 89° 50'15" E 146.75 feet, to the Point of Beginning, Containing .30 acres more or less and subject to any and all easements of record or fact.

Tract 3: A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 19 North, Range 29 West, Benton County, Arkansas, more particularly described as follows: From the NW corner of said SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 18, run thence east 425.8 feet; Thence South 344.8 feet to the Point of Beginning; Thence N 89°53'15" E 369.52 feet; Thence S 01°52'26" E 271.06 Feet; Thence S 89°58'00" W 113.48 feet; Thence S 00°00'00" E 225.36 feet ; Thence S 89°13'04" W 277.60 feet to a curve to the right with an arc length of 254.70 feet, a radius of 600.00 feet, a chord bearing of N 62°32'W, and a chord distance of 252.8 feet; thence N 00°06'08" W 494.19 feet to the Point of Beginning, containing 5 acres, more or less and being subject to Monte Ne Road on the east side.

LAYMAN'S DESCRIPTION:

1800 S. Monte Ne Road

Mandel Samuels, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **November 4, 2019**
BILL THE CITY OF ROGERS



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

**DENSITY CONCEPT PLAN
APPLICATION FOR SUBMITTAL**

PROJECT INFORMATION:

PROJECT NAME:	1800 S. Monte Ne Rd.
ADDRESS/LOCATION:	1800 S. Monte Ne Rd.
PROPOSED ZONING:	NR 9.4
PROPOSED DENSITY:	9.4 units per acre
GROSS SITE AREA:	5.34 acres
DWELLING UNITS:	50
BUILDING TYPE:	Park Model / Tiny Homes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Phil Swope Swope Engineering	PHONE:	479-685-8399
PROJECT OWNER/DEVELOPER:	Dave Ballo DAC Holdings, LLC	EMAIL:	Phil@civilfirst.com
PROPERTY OWNER:	Stephen Thomas	PHONE:	412 445 1555
REQUEST:		EMAIL:	dcholdings112921@gmail.com

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Center will need changed to Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	The NR neighborhood residential district is created to encourage the continuation and revitalization of existing single-family detached housing which are compatible with the comprehensive plan's goals for residential developments (see sec. 14-702 - NR neighborhood residential district)
BASE DENSITY:	6 units / acre
MAX DENSITY:	12 units / acre
CURRENT ZONING:	R5F-5

APPLICANT SIGNATURE: *Dave Ballo*

SUBMITTAL DATE: 10/31/19

Dear Planning Commission Members,

Below is a written project narrative for a proposed development at 1800 S. Monte ne Road. Parcel Numbers 02-06019-000, 02-06019-001, 02-00580-001.

The scope of the project is to develop a quality all age small home community that is both peaceful and affordable. This will be achieved by utilizing the same parameters as the 1014 W. Olive Street tiny home community. The business concept is home ownership and a site lease. The foundation of the project and its success will be architectural guidelines, enforceable community rules and regulations, and on-site management.

The subject property is 5.34 (232,668 sq ft) acres located on the west side of S. Monte Ne Road. The current zoning is RSF-5 and we are requesting a rezone to NR-9.4. The property is currently designated Neighborhood Center on the Comprehensive Growth Map and would need to be designated as Neighborhood prior to rezoning to NR.

The development is proposed to include 50 home sites with a total building area of 63,611 sq ft or 27.3% of the total land area. Each home site will include a driveway for off street parking for residents. We will also include visitor parking in three separate designated areas. The community will include a single mailbox cluster and a dumpster area to facilitate trash pick-up. There are two common areas, 3 storm shelters, as well as a water detention area. (See site plan)

We are proposing private streets that will be 20' wide with a 12" flat curb on each side. All streets will meet safety requirements for emergency vehicles. Sidewalks will be 4 ft marked for pedestrian use on the side of the road. All utilities will meet department requirements.

Per the site plan:

Proposed building set-backs for front, side, and back are 20'*

Lot coverage / Impervious area (90% max.): 44.20%

Greenspace: 55.8%

Open Space (10% total area = 23,267 sf required): 27,725 sf provided

Homes will be no taller than 20'

*An exception to do a 14-foot set-back from the front to the private street will be needed to accommodate homes that are longer than 32 feet. The projection is that this could impact 10 to 15 homes.

House standards and house set up will be consistent with the guidelines provided in the NR zoning ordinance (Sec. 14-702).

Additional Building Specifications:

Exterior: Hardi Cempanel Fiber Cement or similar siding (No vinyl siding), Metal roof or architectural shingles, 2" X 6" Floor and 2" X 4" Sidewall Construction 16' O.C., 4" - 8" Front and rear eaves, High density sheptex (rodent proof) underbelly (Wire mesh upgrade available), Steel I-beam frame with approved outriggers

Interior: Wood cabinetry, Laminate counter tops (Upgrade to quartz or granite available), Pex plumbing installed with brass fittings, OSB tongue and groove floor decking, Sub-floor water proofing treatments, 1/2" glued and screwed drywall (Upgrade to solid wood available)

Energy: Energy efficient LED can lighting, Dual pane Low-E single hung windows, Vented attic with vapor barrier, Energy saver backerboard and house wrap, Formaldehyde free batten insulation: R-22 Roof, R-11 Floors, R-13 in walls (Upgrade available in floors and ceiling)

Safety: Smoke detectors, Fire extinguisher, Hurricane tie down strapping (3 each side)

In addition, the Community Rules Regulations and Architectural Guidelines include additional standards as well as the rules to create a peaceful environment. Some rules are as follows:

- Any Rogers City ordinance is to be followed
- Animal laws will be obeyed and enforced
- No more than two vehicles per lot
- Porches are required to be kept clean
- No visible trash cans are to be left out as the community will have an on-site trash container
- Any landscaping outside the perimeter of the landscaping edge will be maintain by management

On-site management is self-explanatory

Sincerely,

Dave Gallo

D&C Holdings, LLC

Home Pictures for

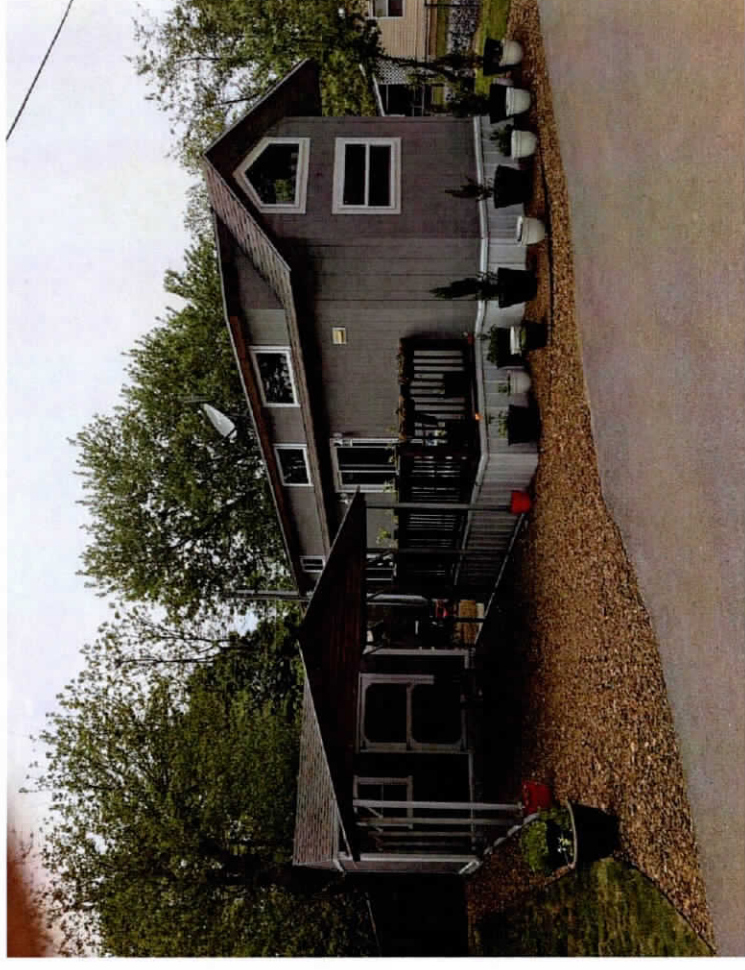
1800 S. Monte Ne Rd. DCP

Actual Pictures from 1014 West Olive Street

1014 West Olive Street Site 17



1014 West Olive Street Site 3



These same style homes will be the ones we use to develop 1800 S. Monte Ne Rd.

1014 West Olive Street Sites 18 & 19



1014 West Olive Street Sites 14 & 15



These same style homes will be the ones we use to develop 1800 S. Monte Ne Rd.

1014 West Olive Street Sites 7 & 6



1014 West Olive Street Sites 4 & 3



These same style homes will be the ones we use to develop 1800 S. Monte Ne Rd.

PROPOSED FEATURES

FEATURE LINES	SYMBOLS	HATCHES
PROPERTY LINE	OUTFALL STRUCTURE	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	FLOOD ZONE
RIGHT-OF-WAY	JUNCTION BOX	GRAVEL
FENCE	GRATE INLET	POND
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
FIRELANE STRIPING	WATER METER	
STORM PIPE	POWER POLE	
	LIGHT	
	ELECTRICAL BOX	
	TELEPHONE PEDESTAL	
	GAS METER	
UTILITY LINES		
W WATER LINE		
OHE OVERHEAD POWER LINE		
SS SEWER LINE		
FLOW LINE		
GAS LINE		
FO FIBER OPTIC		
TELE TELEPHONE LINE		

FLOOD INFORMATION:

This property does not lie in Zone 'AJAE' (Special Flood Hazard Areas inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05097C0255K, Effective Date June 5, 2012.

WETLAND INFORMATION:

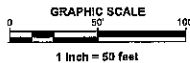
There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION:

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83).

Site Information:

PROPERTY INFORMATION		
Total Site Area (Residential):	232,668 sf	5.34 acres
Development Area:	232,668 sf	5.34 acres
Unit Count:		50 units
Unit Density (units per acre):	50 / 5.34 = 9.36 units / acre	
Zoning:	N-R Neighborhood Residential	
Building Area:	63,611 sf (50 total units)	
Building Type:	Residential	
Building Height:		
Building Materials:	Hardie siding, snocco, tongue and groove siding, architectural shingles and metal roofs.	
ZONING REGULATIONS		
Building Setback (front, side, & back):		20 ft
Lot coverage / Impervious area (90% max.):		44.20%
Greenspace:		55.8%
Open Space (10% total area = 23,267 sf required):	27,725 sf provided	



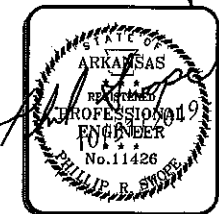
Know what's below.
Call before you dig.

PROJECT ENGINEER

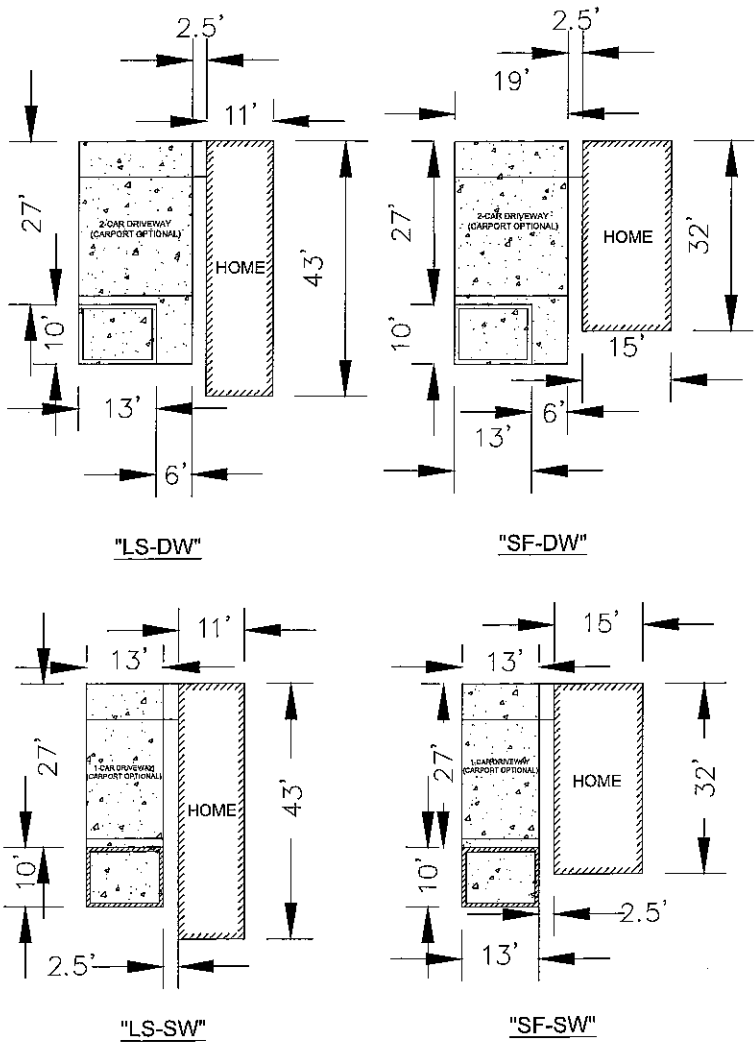
Phil Swope, P.E.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

PROJECT SURVEYOR

Terry Gling, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

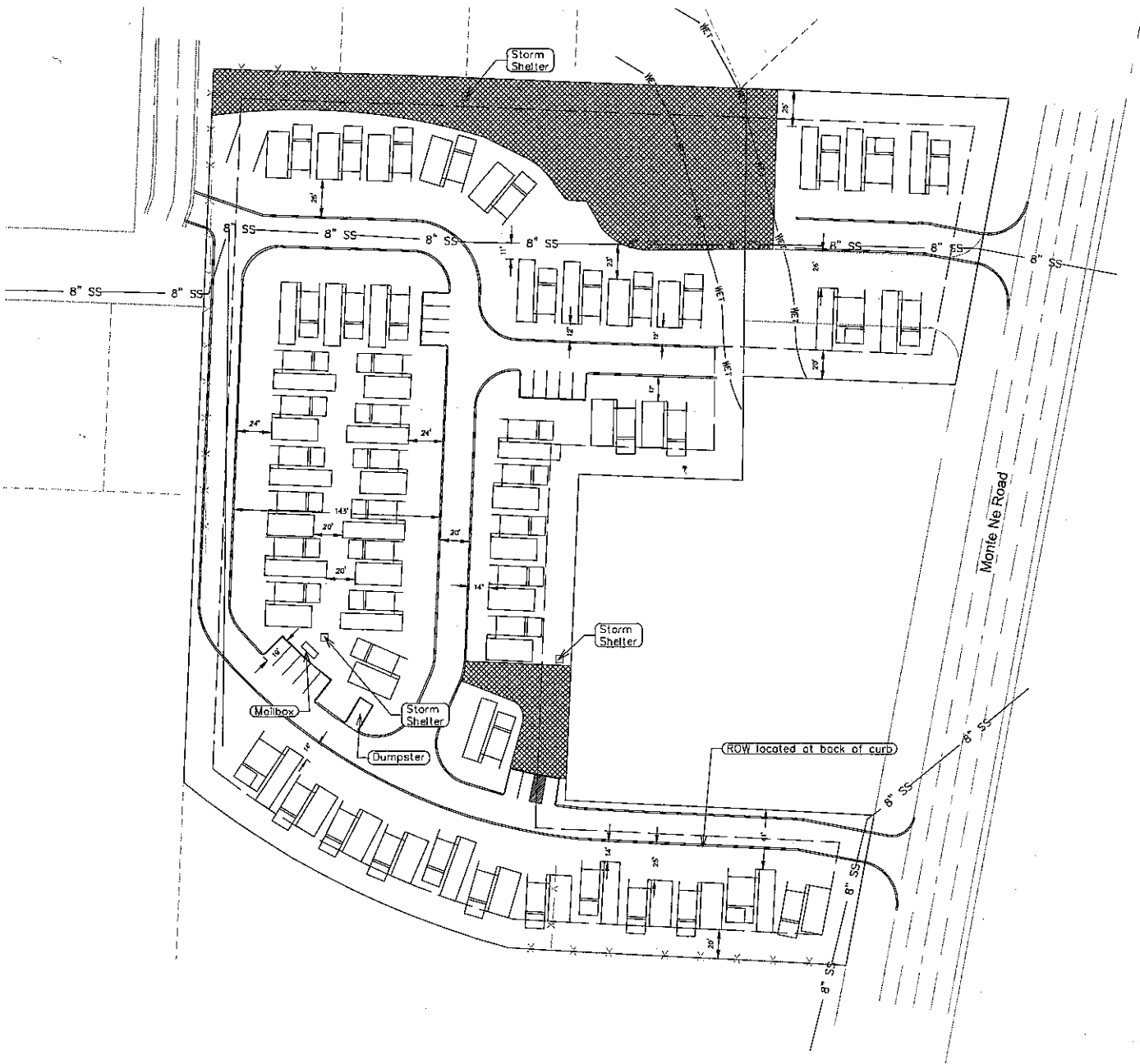


DENSITY CONCEPT PLAN
MONTE NE RD TINY HOMES
DENSITY CONCEPT PLAN
PROPERTY OWNER
MONTE NE ROAD
ROGERS, AR



CONFIGURATIONS

N.T.S.



VARIANCE:
12' BUILDING SETBACK
FROM ROW / BACK OF
CURB

NO EXISTING SEPTIC
SYSTEMS OR WELLS ARE
PRESENT ON THIS SITE.

SEE SHEET C1.1
FOR ALL PLAN AND
STANDARD NOTES

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsey Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

DESIGN BY	PRS	DATE	19-135
REVISIONS		DATE	AS NOTED
10/26/2019			
19-135CONCEPT.DWG			
DCPO.0			